

073.0

0002

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Map

Block

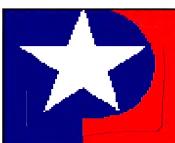
Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,717,700 / 1,717,700
 USE VALUE: 1,717,700 / 1,717,700
 ASSESSED: 1,717,700 / 1,717,700



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DURHAM JEREMY ADAM	
Owner 2: DURHAM ALICIA	
Owner 3:	

Street 1: 66 RIDGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: RIDGE 66 LLC -	
Owner 2: -	

Street 1: 220 MAYNARD RD	
Twn/City: SUDBURY	

St/Prov: MA	Cntry
Postal: 01776	

NARRATIVE DESCRIPTION

This parcel contains .301 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 5125 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13123	Sq. Ft.	Site			0	70.	0.62	12									569,584						569,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13123.000	1,147,700	400	569,600	1,717,700		46186
							GIS Ref
							GIS Ref
							Insp Date
							08/10/20

1 of 1
CARD ARLINGTONTotal Card / Total Parcel
1,717,700 / 1,717,700APPRAISED: 1,717,700 / 1,717,700
USE VALUE: 1,717,700 / 1,717,700
ASSESSED: 1,717,700 / 1,717,700

16142!

PRINT Date Time
12/30/21 03:23:32LAST REV Date Time
06/24/21 09:42:53

6142

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,147,700	400	13,123.	569,600	1,717,700		Year end	12/23/2021
2021	101	FV	778,400	400	13,123.	569,600	1,348,400		Year End Roll	12/10/2020
2020	101	FV	363,800	400	13,123.	569,600	933,800	933,800	Year End Roll	12/18/2019
2019	101	FV	281,500	400	13,123.	528,900	810,800	810,800	Year End Roll	1/3/2019
2018	101	FV	281,500	400	13,123.	528,900	810,800	810,800	Year End Roll	12/20/2017
2017	101	FV	281,500	400	13,123.	463,800	745,700	745,700	Year End Roll	1/3/2017
2016	101	FV	281,500	400	13,123.	423,100	705,000	705,000	Year End	1/4/2016
2015	101	FV	280,200	400	13,123.	374,300	654,900	654,900	Year End Roll	12/11/2014

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
6/9/2020	590	Heat App	17,000	C					1/12/2021	SQ Mailed	MM	Mary M									
1/8/2020	43	Addition	217,000	O					8/10/2020	Meas/Inspect	DGM	D Mann									
10/29/2019	1736	Inter-De	6,000	C					7/9/2020	Permit Visit	DGM	D Mann									
									10/9/2018	MEAS&NOTICE	BS	Barbara S									
									4/9/2009	Meas/Inspect	189	PATRIOT									
									11/3/1999	Mailer Sent											
									10/13/1999	Measured	243	PATRIOT									
									1/1/1982		KM										
										Sign:	VERIFICATION OF VISIT NOT DATA										

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	Colonial			Full Bath: 3	Rating: Average													
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:			%	OthrFix:	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average													
Color: BLUE				A Kits: 1	Rating:													
View / Desir:				Fpl: 2	Rating: Average													
GENERAL INFORMATION				WSFlue: 1	Rating:													
Grade: B+	- Good (+)			CONDOS INFORMATION														
Year Blt: 1939	Eff Yr Blt: 2020			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G21	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	AV - Average			Phys Cond: 1.0	%	No Unit	RMS	BRS	FL									
Prim Int Wal: 2	- Plaster			Functional:	%	1	12	4										
Sec Int Wall:			%	Economic:	%													
Partition: T	- Typical			Special:	%													
Prim Floors: 3	- Hardwood			Override:	%													
Sec Floors: 4	- Carpet			Total:	10	1	12	4										
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ: 130.00		Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:				Size Adj.: 0.85489804														
Electric: 3	- Typical			Const Adj.: 0.99890995														
Insulation: 2	- Typical			Adj \$ / SQ: 111.016														
Int vs Ext: S				Other Features: 139296														
Heat Fuel: 2	- Gas			Grade Factor: 1.46														
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod: 1.00														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 1159251														
% Com Wal	% Sprinkled			Depreciation: 11593														
				Depreciated Total: 1147658														
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:				
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 073-0-0002-0001.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
19	Patio	D	Y	1	7X16	A	AV	1950	5.60	T	40.8	101			400		400	
More: N				Total Yard Items:				400	Total Special Features:								Total:	400